164.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,700 / 963,700
					USE VALUE:	963,700 / 963,700
					ASSESSED:	963,700 / 963,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-5	HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOLAN PATRICK
Owner 2:	
Owner 3:	
Street 1:	35 NEWTON STREET
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	NOLAN MARY J--TRUSTEE -
Owner 2:	THE 3-5 HARVARD TRUST -
Street 1:	35 NEWTON STREET
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 5,994 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2887 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5994.000	564,800		398,900	963,700
Total Card	0.138	564,800		398,900	963,700
Total Parcel	0.138	564,800		398,900	963,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.81 | /Parcel: 333.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108564

GIS Ref

GIS Ref

Insp Date 07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 164.0-0002-0010.0

!12702!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	564,900	0	5,994.	398,900	963,800	963,800	Year End Roll	12/18/2019
2019	104	FV	421,400	0	5,994.	398,900	820,300	820,300	Year End Roll	1/3/2019
2018	104	FV	420,100	0	5,994.	353,300	773,400	773,400	Year End Roll	12/20/2017
2017	104	FV	393,800	0	5,994.	296,300	690,100	690,100	Year End Roll	1/3/2017
2016	104	FV	393,800	0	5,994.	296,300	690,100	690,100	Year End	1/4/2016
2015	104	FV	350,600	0	5,994.	256,400	607,000	607,000	Year End Roll	12/11/2014
2014	104	FV	350,600	0	5,994.	247,900	598,500	598,500	Year End Roll	12/16/2013
2013	104	FV	364,900	0	5,994.	235,900	600,800	600,800		12/13/2012

PRINT

Date	Time
12/11/20	02:45:55

LAST REV

Date	Time
08/21/18	08:37:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12702

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLAN MARY J--T	44753-479		3/7/2005	Family	99	No	No		
	20935-218		12/1/1990		99	No	No		A

USER DEFINED

Prior Id # 1:	108564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2006	1111	Redo Kit	6,000			G8	GR FY08	
9/26/2006	815	Re-Roof	1,200					
2/11/1999	84	Redo Kit	6,500					REMODEL KITCHEN
12/27/1994	678	Manual	2,200					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
12/17/2008	Measured	345	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5994		Sq. Ft.	Site		0	70.	0.95	8			Topo	-5					398,880						398,900	

Total AC/HA: 0.13760 | Total SF/SM: 5994 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 398,880 | Spl Credit | Total: 398,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05824256
Const Adj.:	0.98990101
Adj $ / SQ:	178.084
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693853
Depreciation:	129057
Depreciated Total:	564797

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

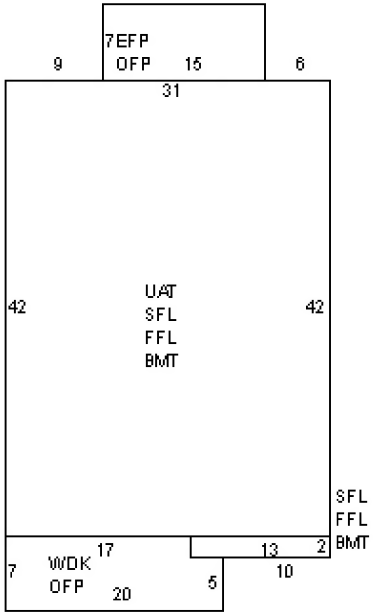
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.08
Special Features:	0	Val/Su Net:	121.44
Final Total:	564800	Val/Su SzAd	219.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,286	53.430	68,705
FFL	First Floor	1,286	178.080	229,017
SFL	Second Floor	1,286	178.080	229,017
UAT	Upper Attic	315	124.660	39,268
OFP	Open Porch	239	23.170	5,537
WDK	Deck	134	13.330	1,786
EFP	Enclos Porch	105	52.620	5,525

	Net Sketched Area:	4,651		Total:	578,855
Size Ad	2572	Gross Are	5596	FinArea	2887

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	